

\$185,000 - 1791 Highway 1, Clementsport

MLS® #202500191

\$185,000

3 Bedroom, 1.50 Bathroom, 1,236 sqft

Residential on 0.29 Acres

V4, Clementsport, NS

Welcome to Clementsport. Centrally located between the towns of Digby (20 minutes) and Annapolis Royal (10 minutes), this older home exudes charm and awaits its next chapter. As you step onto the porch, youâ€™ll find a separate laundry room leading into a spacious kitchen and adjacent dining room. The living room and sunroom provide cozy spaces to unwind and relax. On the main floor, a large bedroom with an outside deck offers potential water views. A four piece bath on the main floor makes this home suitable for in-laws or those with mobility needs. Upstairs, three additional bedrooms await with one serving as an office. You can access the basement from inside or via the garage. The workshop and garage give a nice open space for someone who is handy or likes to tinker. Recent updates include a new hot water tank, pressure tank, oil tank, and deep well pump. The septic system was installed approximately 15 years ago, and the property has an artesian drilled well. For those seeking privacy, space, and only a short walk to the beach, this property is worth exploring.



Built in 1925

Essential Information

MLS® #	202500191
Price	\$185,000
Bedrooms	3

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,236
Acres	0.29
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 16th, 2025

Community Information

Address	1791 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Clementsport
County	Annapolis
Province	NS
Postal Code	B0S 1E0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, 1.5, Wired, Double, Paved
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Freezer
Heating	Forced Air
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt

Construction	Wood Siding
Foundation	Concrete Perimeter, Stone

School Information

Elementary	Clark Rutherford Memorial School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

Additional Information

Zoning	R-2
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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